

COMMISSION MEETING MINUTES

NOVEMBER 3, 2015

A MEETING OF THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, TENNESSEE was held in the Commission Chambers of the Municipal and Safety Building, 601 East Main Street, Johnson City, Tennessee on Tuesday, November 3, 2015.

PRESENT: Mayor Ralph Van Brocklin, Vice-Mayor Clayton Stout, Commissioners Jeff Banyas, Jenny Brock and David Tomita, Pete Peterson, City Manager, and Janet Jennings, City Recorder.

Mayor Ralph Van Brocklin called the meeting to order at 6:07 p.m.

At this time, Wayne Bledsoe, Pastor of Education and Adults, Boone Trail Baptist Church, gave the invocation, which was followed by the pledge of allegiance.

Upon motion by Commissioner David Tomita, seconded by Commissioner Jenny Brock, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That the addition to the agenda of the consideration of a Memorandum of Understanding with East Tennessee State University with the timing of consideration to be at the Mayor's discretion, be and the same is hereby approved.

Upon motion by Vice-Mayor Clayton Stout, seconded by Commissioner Jenny Brock, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That the minutes of the regularly scheduled City Commission Meeting held on Thursday, October 15, 2015, be and the same are hereby approved.

Upon motion by Commissioner Jenny Brock, seconded by Commissioner David Tomita, the following resolution was offered for adoption. The motion **carried** by four ayes. Vice-Mayor Clayton Stout voted nay.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That a Memorandum of Understanding with East Tennessee State University, be and the same is hereby approved. Commissioners stated that the funding source would be the Hotel/Motel Tax rate increase.

At this time, Mayor Ralph Van Brocklin presented a proclamation recognizing Martha Street Culp's 100th Birthday. James Culp was present to accept on behalf of his mother.

Whereas Martha Street Culp was born on Nov. 4, 1915 in Hokes Bluff, Alabama, where she was educated until her graduation from high school at the age of 15; and

Whereas Martha met her husband, D.P. Culp, at Jacksonville State Teachers College, and in 1968 the couple moved to Johnson City, where Dr. Culp assumed the presidency of East Tennessee State University; and

Whereas Mrs. Culp was an active and distinguished First Lady and, upon Dr. Culp's retirement, became a successful real estate agent, a career she pursued well into her 80s; and

Whereas Mrs. Culp has been an active and engaged citizen, participating in the Daughters of the American Revolution, the United Daughters of the Confederacy, Pen Women, Delta Kappa Gamma, the Johnson City Monday Club, the Watauga Art League, and the Blue Ridge Quilters Guild; and

Whereas Mrs. Culp has remained an ardent supporter of East Tennessee State University, which named the auditorium in the D.P. Culp Center and the road in front of University School in her honor.

Now, Therefore, I, Ralph J. Van Brocklin, Mayor of the City of Johnson City, do hereby extend best wishes to Martha Street Culp on her 100th birthday and thank her for a lifetime of making a difference in her community. Our eldest residents are sources of wisdom and experience that enrich our all our lives and Johnson City is proud to count Mrs. Culp among its residents.

In Witness Whereof

I have hereunto set my hand and caused the Official Seal of the City of Johnson City, Tennessee, to be affixed this 3rd day of November, 2015.

Ralph J. Van Brocklin, Mayor

At this time, Mayor Ralph Van Brocklin presented a proclamation to Carol Gardner Transou in recognition of her induction into the 2015 Tennessee Women's Hall of Fame.

- Whereas** Carol Gardner Transou has been an active and engaged member of our community for more than 50 years, 25 of which she spent as a teacher at Science Hill High School and in 1987 earned Teacher of the Year honors from the Tennessee Department of Education; and
- Whereas** Carol's contributions extended far beyond the students she taught when she founded the Women's Fund of East Tennessee which, in just three years, raised a \$2 million endowment to help transform the lives of low-income women and girls in our region; and
- Whereas** Carol serves on the board of the Johnson City Public Library, Tipton-Haynes Historic Site, Rocky Mount Historical Association, East Tennessee Foundation, and was chairwoman of the Harris Fund of Washington County Board for 18 years; and
- Whereas** Mrs. Transou's recent induction into the 2015 Tennessee Women's Hall of Fame is the latest in a list of prestigious awards she has received, which include being named an Honorary Alumni by East Tennessee State University and a Leader in Christian Service Award from Milligan College.

Now, Therefore, I, Ralph J. Van Brocklin, mayor of the City of Johnson City, Tennessee, officially congratulate Carol Gardner Transou on her October 26 induction into the Tennessee Women's Hall of Fame. The quality of life for past, present and future generations has been greatly improved because of her many contributions, her dedication to our educational system, and the numerous endowments she has provided.

In Witness Whereof, I have
hereunto set my hand and caused the Official
Seal of the City of Johnson City, Tennessee,
to be affixed this 3rd day of November,
2015.

Ralph J. Van Brocklin, Mayor

At this time, Mayor Ralph Van Brocklin opened the public input session. Mayor Van Brocklin addressed the Commission with his final comments as Mayor. He then handed the gavel over to Vice-Mayor Clayton Stout to serve the remainder of his mayoral term.

At this time, Mayor Clayton Stout opened the floor for Vice Mayor nominations. Commissioner Ralph Van Brocklin nominated Jenny Brock; Commissioner Jeff Banyas nominated David Tomita. David Tomita was appointed Vice-Mayor by roll call as follows: Mayor Clayton Stout and Commissioners David Tomita and Jeff Banyas voted for David Tomita. Commissioners Jenny Brock and Ralph Van Brocklin voted for Jenny Brock.

Upon motion by Commissioner Jeff Banyas, seconded by Vice-Mayor David Tomita, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That a street closing from 1:00 p.m. until 6:00 p.m. on Saturday, December 5, 2015, as requested by Deanna Hays for the annual Johnson City Christmas Parade, be and the same is hereby approved.

Upon motion by Vice-Mayor David Tomita, seconded by Commissioner Jeff Banyas, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That the pulling of the Barge Waggoner Sumner and Cannon, Inc. Contract Amendment from the Consent Agenda for separate action (Base Design Services-\$118,500), be and the same is hereby approved.

Upon motion by Vice-Mayor David Tomita, seconded by Commissioner Jenny Brock, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That the remainder of the Consent Agenda for November 3, 2015, be and the same is hereby approved.

CONSENT AGENDA:

A. GENERAL:

i. Emergency Management Agency

Consider approval of Grant Contract between the State of Tennessee Dept. of Military, Tennessee Emergency Management Agency and City of Johnson City for Emergency Management Preparedness Grant

ii. Public Works Department

Consider approval of the State of Tennessee License Agreement for the Indian Ridge Road/State of Franklin Road Intersection for the use of State Owned Property

iii. Public Works Department

Consider Amendment #1 to the contract with Barge, Waggoner, Sumner & Cannon on the U-Haul Drainage Basin Contract for an increase of \$163,000 to cover the services of developing construction documents necessary to bid the project

iv. **Water & Sewer Services**

Authorization for Mayor to execute contract with W&O Construction Company for the Hypochlorite Storage Systems at Watauga Water Treatment Plant (ITB #5947)

v. **Administration**

Consider an amendment to the contract with Shaw & Shanks Architects on the Freedom Hall Civic Center Renovations and Additions project to add a new elevator/shaft and to remediate existing damage to exterior brick and soffits

B. INVOICES:

i. CMS ACA Transitional Reinsurance \$31,525.73

Human Resources Department
2014 Transitional Reinsurance Fee to complete 2014
requirements by the Affordable Care Act
Funding Source: Health Insurance Fund

ii. Barge Waggoner Sumner & Cannon \$5,075.35

Public Works Department
Downtown Plaza Master Plan
Funding Source: Stormwater Fund

iii. Amec Foster Wheeler \$2,879.22

Public Works Department
Stormwater Planning Group 2015-16
Funding Source: Stormwater Fund

iv. Mattern & Craig \$19,306.19

Public Works Department
Traffic Signalization Project
Funding Source: 100% STP Funding

- v. Gresham, Smith & Partners \$1,434.53
Public Works Department
Indian Ridge Improvements
Funding Source: STP Funds
- vi. Gresham Smith & Partners\$8,944.20
Water & Sewer Services
Indian Ridge Road Water & Sewer Lines
Funding Source: Budgeted Expense
- vii. Thomas Construction Company \$40,064.34
Water & Sewer Services
Pay Request #3 ~ Galvanized Waterline Replacement
Funding Source: Budgeted Expense
- viii. Lamar Dunn & Associates \$1,525.00
Water & Sewer Services ~ Work Order #2
Emergency Generator @ State of Franklin Water Booster Station
Funding Source: Bond Funded
- ix. Hazen & Sawyer\$31,260.11
Water & Sewer Services
Lower Brush Creek Sanitary Sewer Interceptor Replacement
Funding Source: Bond Funded
- x. Tank Industry Consultants \$3,000.00
Water & Sewer Services
Work Order #34 ~ Rehabilitation of the Eastman Standpipe
Funding Source: Budgeted Expense
- xi. Tysinger, Hampton & Partners \$3,900.00
Water & Sewer Services
Work Order #4 ~ Austin Springs Road Waterline Upgrade
Funding Source: Budgeted Expense

- xii. Shaw & Shanks Architects \$19,427.04
Administration
Freedom Hall Civic Center Toilets, Dressing Rooms & Re-roofing
Funding Source: Bond Funded
- xiii. Beeson, Lusk & Street \$7,700.00
Administration **(FINAL PAYMENT)**
Indian Trail Middle School Classroom Additions
Funding Source: PEP Account
- xiv. HVAC Inc. \$110,817.50
Administration
Freedom Hall Additions & Renovations
Funding Source: Bond Funded
- xv. Burleson Construction Company \$1,166.50
Administration
Freedom Hall Additions & Renovations
Funding Source: Bond Funded

C. BIDS

- i. **ITB #5964**
Public Works Equipment & Supply Inc. \$265,674.00
Public Works Department ~ Street Division
Street Sweeper w/Trade-In

Funding Source: Capital Equipment Fund

TABULATION OF BIDS
CITY OF JOHNSON CITY, TENNESSEE
SEPTEMBER 17, 2015 - 1:30 PM
ITB #5964 STREET SWEEPER - P/W STREET

Vendor	Street Sweeper (including 5 yr warranty)	Optional Trade-In Allowance	Net
CMI Equipment Sales	\$ 268,967.00*	\$ (12,000.00)	\$ 256,967.00
NJPA Contract pricing	\$ 275,745.00*	\$ (12,000.00)	\$ 263,745.00
PW EASIPARTS	\$ 296,224.00	\$ (21,364.00)	\$ 274,860.00
NJPA contract pricing	\$ 287,038.00	\$ (21,364.00)	\$ 265,674.00
*does not meet specs			
Decline: Municipal Equipment, Global Environmental Products, Landmark Trucks, Triad Freightliner			
No Response: Empire Ford, Equipment Technology, Mid-State Equipment, Heeder Chevrolet, Walker Chevrolet,			
Magic City Ford, Volunteer Volvo & GMC, Cavalier Equipment, Goodpasture, Randy Marion Auto, Special Fleet Service,			
O.G. Hughes & Sons, Nichols Fleet Equipment, Altec Industries, Stringfellow, Nafeco, McNelly Whaley Motor Co.,			
MHC Kenworth, Whiteside Chevrolet, Lee-Smith, Worldwide Equipment, Advanced Containment Systems,			
Jacky Jones Central Fleet Sales, Rick Hendrick Chevrolets, Forestry Equipment of VA, Penske, Freightliner of Knoxville,			
Wade Ford, Palllett Truck Equipment, Ford of Murfreesboro, Acme, Performance Peterbilt of Bristol, Alley-Cassety,			
Cherokee Truck Equipment, Advantage Truck Center, Waste Equipment & Parts, Powerline, Allianz, Wayne Sweepers			
RECOMMEND ACCEPTANCE OF ONLY BID THAT MEETS SPECIFICATIONS, CIRCLED ABOVE.			
TOTAL COST INCLUDES TRADE-IN			

ii. **ITB #5983**

Free Service Tire Company \$99,714.25

Fleet Management

Tire Recapping Contract

Funding Source: Budgeted Expense

TABULATION OF BIDS
CITY OF JOHNSON CITY, TENNESSEE
OCTOBER 13, 2015 - 1:30 PM
ITB #5983 TIRE RECAPPING CONTRACT
FLEET MANAGEMENT

Item #	Qty	DESCRIPTION	Free Service		Clakre Tire & Auto		GCR Tires & Service	
			UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1.	750	11R22.5 Drive position type tread (26/32 min. tread)	\$ 124.99	\$ 93,742.50	\$ 139.00	\$ 104,250.00	\$ 142.22	\$ 106,665.00
2.	25	12R22.5 Drive position type tread (26/32 min. tread)	\$ 109.00	\$ 2,725.00	\$ 149.00	\$ 3,725.00	\$ 153.48	\$ 3,837.00
3.	25	315/80R22.50 Drive position type tread (26/32 min. tread)	\$ 129.87	\$ 3,246.75	\$ 149.00	\$ 3,725.00	\$ 188.94	\$ 4,723.50
		GRAND TOTAL		\$ 99,714.25		\$ 111,700.00		\$ 115,225.50
		Nail Hole Repairs (Each)	\$ 5.00		No Charge		\$ 4.00	
		Bead Repairs (Each)	\$ 5.00		No Charge		\$ 4.00	
		Sidewall Repairs (Each)	\$ 26.50		No Charge		\$ 5.00	
		Small Tread Surface Repairs (Each)	\$ 5.00		No Charge		\$ 4.00	
		Large Tread Surface Repairs (Each)	\$ 26.50		No Charge		\$ 19.95	
		Deadline: McCarthy Tire						
		Bus Responsibility: Appalachian Tire Products, Tire Centers, Snider Tire, Thompson Tire, Wingfoot Commercial Tire Systems, Jones OK Tire Store, May's Recapping Service, White Tire, Southern Tire Mart, King Tire Service, Tires Now						
		RECOMMEND ACCEPTANCE OF LOW BID, CIRCLED ABOVE. ESTIMATED ANNUAL COST \$ 99,714.25. THREE YEAR CONTRACT, RENEWABLE ANNUALLY. TO BE USED ON AN AS NEEDED BASIS, AS PER UNIT PRICES.						

D. PURCHASES

- i. Ford of Murfreesboro \$60,010.00
Police Department
Police Pursuit Vehicles (ITB #5958)
Funding Source: Insurance Rebate Funds

- ii. Apple Computer \$56,880.00
Johnson City Schools
iPad Air 2's
Funding Source: Central Office Technology Budget

Upon motion by Commissioner Jeff Banyas, seconded by Vice-Mayor David Tomita, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That Contract Amendment No. 1 Barge Waggoner Sumner and Cannon, Inc. - adjust to base design services of \$118,500, be and the same is hereby approved.

Upon motion by Vice-Mayor David Tomita, seconded by Commissioner Jeff Banyas, **Ordinance No. 4594-15**, "AN ORDINANCE AUTHORIZING THE CITY OF JOHNSON CITY TO ENTER INTO A RIGHT-OF-WAY ACCESS AGREEMENT WITH RIDGELINK, LLC," was **passed on first reading**. The motion **carried** by five ayes. There were no nay votes.

Upon motion by Commissioner Jeff Banyas, seconded by Vice-Mayor David Tomita, **Ordinance No. 4592-15**, "AN ORDINANCE TO APPROVE A FRANCHISE AGREEMENT TO ALLOW ZAYO GROUP, LLC TO PERFORM WORK WITHIN THE CITY'S RIGHT-OF-WAY," was **passed on second reading**. The motion **carried** by five ayes. There were no nay votes.

Upon motion by Commissioner Jenny Brock, seconded by Commissioner Jeff Banyas, **Ordinance No. 4593-15**, "AN ORDINANCE TO INCREASE THE THRESHOLD OVER WHICH PUBLIC ADVERTISEMENT AND SEALED BIDS ARE REQUIRED IN ACCORDANCE WITH TENNESSEE CODE ANNOTATED SECTION 12-3-1212 AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith," was **passed on second reading**. The motion **carried** by five ayes. There were no nay votes.

Upon motion by Commissioner Ralph Van Brocklin, seconded by Commissioner Jenny Brock, **Ordinance No. 4591-15**, "AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 2310 AND 2424 WEST WALNUT AND 2250 MCKINLEY ROAD FROM I-2 (HEAVY INDUSTRIAL) TO R-6 (HIGH DENSITY RESIDENTIAL-UNIVERSITY)," was ***passed on third reading***. The motion ***carried*** by five ayes. There were no nay votes.

ORDINANCE NO. 4591-15

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF JOHNSON CITY, TENNESSEE BEING PART OF THE APPENDIX TO ORDINANCE NO. 1519 ENTITLED "AN ORDINANCE TO ADOPT A CODE OF LAWS AND ORDINANCES FOR THE CITY OF JOHNSON CITY, TENNESSEE, AND TO REPEAL ALL LAWS AND ORDINANCES IN CONFLICT THEREWITH", AND AMENDATORY THEREOF, BY CHANGING FROM AN I-2 (HEAVY INDUSTRIAL) DISTRICT TO A R-6 (HIGH DENSITY RESIDENTIAL - UNIVERSITY) DISTRICT FOR CERTAIN PROPERTIES LOCATED AT 2310 AND 2424 W. WALNUT STREET AND 2250 MCKINLEY ROAD.

BE IT ORDAINED BY THE CITY OF JOHNSON CITY AS FOLLOWS:

SECTION 1. That the Zoning Map of the city of Johnson City, Tennessee, being a part of the appendix to Ordinance No. 1519 entitled, "An Ordinance to Adopt a Code of Laws and Ordinances for the City of Johnson City, Tennessee, and to Repeal All Laws and Ordinances in Conflict Therewith," and all ordinances supplementary thereto and amendatory thereof, be and the same is hereby amended and modified by changing the zoning on the following described property from an I-2 (Heavy Industrial) District to a R-6 (High Density Residential - University) District.

See description marked "Exhibit 'A'" hereto.

See map of the above-described property marked "Exhibit 'B'" hereto.

Concept Plan marked "Exhibit 'C'" hereto.

SECTION 2. BE IT FURTHER ORDAINED, That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. BE IT FURTHER ORDAINED, That this ordinance shall take effect from and after its passage on third and final reading and publication as required by law, the public welfare requiring it.

PASSED ON FIRST READING	<u>10/01/2015</u>
PASSED ON SECOND READING	<u>10/15/2015</u>
PASSED ON THIRD READING	<u>11/03/2015</u>

APPROVED AND SIGNED IN OPEN MEETING
ON THE 3rd DAY OF November, 2015

/s/ W. C. Stout
MAYOR

ATTEST:

/s/ Janet Jennings
City Recorder

APPROVED AS TO FORM:

/s/ James H. Epps, IV
City Attorney

Exhibit 'A'

HH MULTI, LLC REZONING REQUEST
PROPERTY DESCRIPTION

TAX MAP No. 54I / GROUP A / PARCEL 1.00

Situated in the 8th Civil District of Washington County, Tennessee, and being more particularly described as follows:

Beginning on a metal bolt found on the northerly right of way of West Walnut Street, corner to Gene Louis Honeycutt, Jean O. Honeycutt, Amber Ann Honeycutt, and Jeremy Honeycutt (Roll 776 – Image 1459), said metal bolt being located on the northerly side of a bridge; thence with said Honeycutt the following eight calls: (1) North 17°05'32" East a distance of 79.92' to a Point, (2) North 00°31'38" West a distance of 62.58' to a Point, (3) North 18°55'22" East a distance of 20.79' to a Point, (4) North 03°01'22" East a distance of 83.15' to a Point, (5) North 10°09'38" West a distance of 146.70' to a Point, (6) North 26°18'38" West a distance of 36.41' to a Point, (7) North 29°10'27" East a distance of 16.62' to a Point, (8) North 85°07'38" West a distance of 30.23' to a Point, corner to C. E. Parker (Roll 382 – Image 1417); thence with said Parker the following two calls: (1) along a curve to the left having a radius of 586.18 feet, through a central angle of 27°36'12", 282.40 feet along said curve, having a chord direction of North 37°48'42" West and a chord length of 279.68 feet to a 1/2" diameter metal rod found, (2) along a curve to the left having a radius of 586.18 feet, through a central angle of 10°55'59", 111.85 feet along said curve, having a chord direction of North 57°04'48" West, and a chord length of 111.69 feet to a 1/2" diameter metal rod found on the southerly right of way of Norfolk Southern Railway; thence with the southerly right of way of said Norfolk Southern Railway the following three calls: (1) South 78°06'33" East a distance of 123.89' to a Point, (2) along a curve to the left having a radius of 3697.04 feet, through a central angle of 06°12'54", 401.03 feet along said curve, having a chord direction of South 81°13'00" East, and a chord length of 400.83 feet, (3) South 84°19'27" East a distance of 114.10' to a 1/2" diameter metal rod found on the west side of a double sycamore tree, corner to City of Johnson City; thence said City of Johnson City South 13°16'40" East a distance of 451.04' to a 1/2" diameter metal rod found, corner to Beryle C. Hunt Jr. (Roll 725 – Image 2486); thence with said Hunt South 13°16'40" East a distance of 60.62' to a 1/2" diameter metal rod set on the northerly right of way of said West Walnut Street; thence with the northerly right of way of said West Walnut Street the following three calls: (1) South 68°07'51" West a distance of 292.25' to a Point, (2) along a curve to the right having a radius of 292.91 feet, through a central angle of 23°24'11", 119.64 feet along said curve, having a chord direction of South 79°39'47" West and a chord length of 118.81 feet to a metal railroad spike found, (3) along a curve to the right having a radius of 290.59 feet, through a central angle of 12°58'37", 65.82 feet along said curve, having a chord direction of North 82°20'43" West and a chord length of 65.68 feet to the **Point of Beginning**, containing 5.967 Acres, more or less.

Being the same property conveyed to C. E. Parker as described and recorded in Roll 246 – Image 2275, Deed Book 463 – Page 300, and Deed Book 668 – Page 642, in the Register's Office for Washington County, Tennessee.

TAX MAP No. 54I / GROUP A / PARCEL 1.01

Situated in the 8th Civil District of Washington County, Tennessee, and being more particularly described as follows:

Beginning on a 1/2" diameter metal rod found 9" below grade at the intersection of the northeasterly right of way of McKinley Road with the southerly right of way of Norfolk Southern Railway; thence with the southerly right of way of said Norfolk Southern Railway South 78°03'38" East a distance of 209.67' to a 1/2" diameter metal rod found, corner to C. E. Parker (Deed Book 668 – Page 642); thence with said Parker the following two calls: (1) along a curve to the right having a radius of 586.18 feet, through a central angle of 10°55'59", 111.85 feet along said curve, having a chord direction of South 57°04'48" East and a chord length of 111.69 feet to a 1/2" diameter metal rod found, (2) along a curve to the right having a radius of 586.18 feet, through a

central angle of 27°36'12", 282.40 feet along said curve, a chord direction of South 37°48'42" East and a chord length of 279.68 feet to a point, common corner to said Parker and Gene Louis Honeycutt, Jean O. Honeycutt, Amber Ann Honeycutt, and Jeremy Honeycutt (Roll 776 – Image 1459); thence with said Honeycutt North 85°07'38" West a distance of 66.43' to a point on the northeasterly right of way of said McKinley Road; thence with northeasterly right of way of said McKinley Road the following five calls: (1) along a curve to the left having a radius of 199.75 feet, through a central angle of 37°55'56", 132.24 feet along said curve, having a chord direction of North 32°19'59" West and a chord length of 129.84 feet to a point, (2) North 51°17'38" West a distance of 112.41' to a point, (3) along a curve to the left having a radius of 1067.85 feet, through a central angle of 08°07'31", 151.43 feet along said curve, having a chord direction of North 60°39'13" West and a chord length of 151.31 feet to a 1/2" diameter metal rod found, (4) along a curve to the left having a radius of 1067.85 feet, through a central angle of 03°28'02", 64.62 feet along said curve, having a chord direction of North 66°27'00" West and a chord length of 64.61 feet to a point, (5) along a curve to the right having a radius of 147.95 feet, through a central angle of 26°43'14", 69.00 feet along said curve, having a chord direction of North 54°47'55" West and a chord length of 68.37 feet to the **Point of Beginning**, containing 0.617 Acre, more or less.

Being the same property conveyed to C. E. Parker as described and recorded in Roll 382 – Image 1417, in the Register's Office for Washington County, Tennessee.

TAX MAP No. 54L / GROUP C / PARCEL 2.00

Situated in the 8th Civil District of Washington County, Tennessee, and being more particularly described as follows:

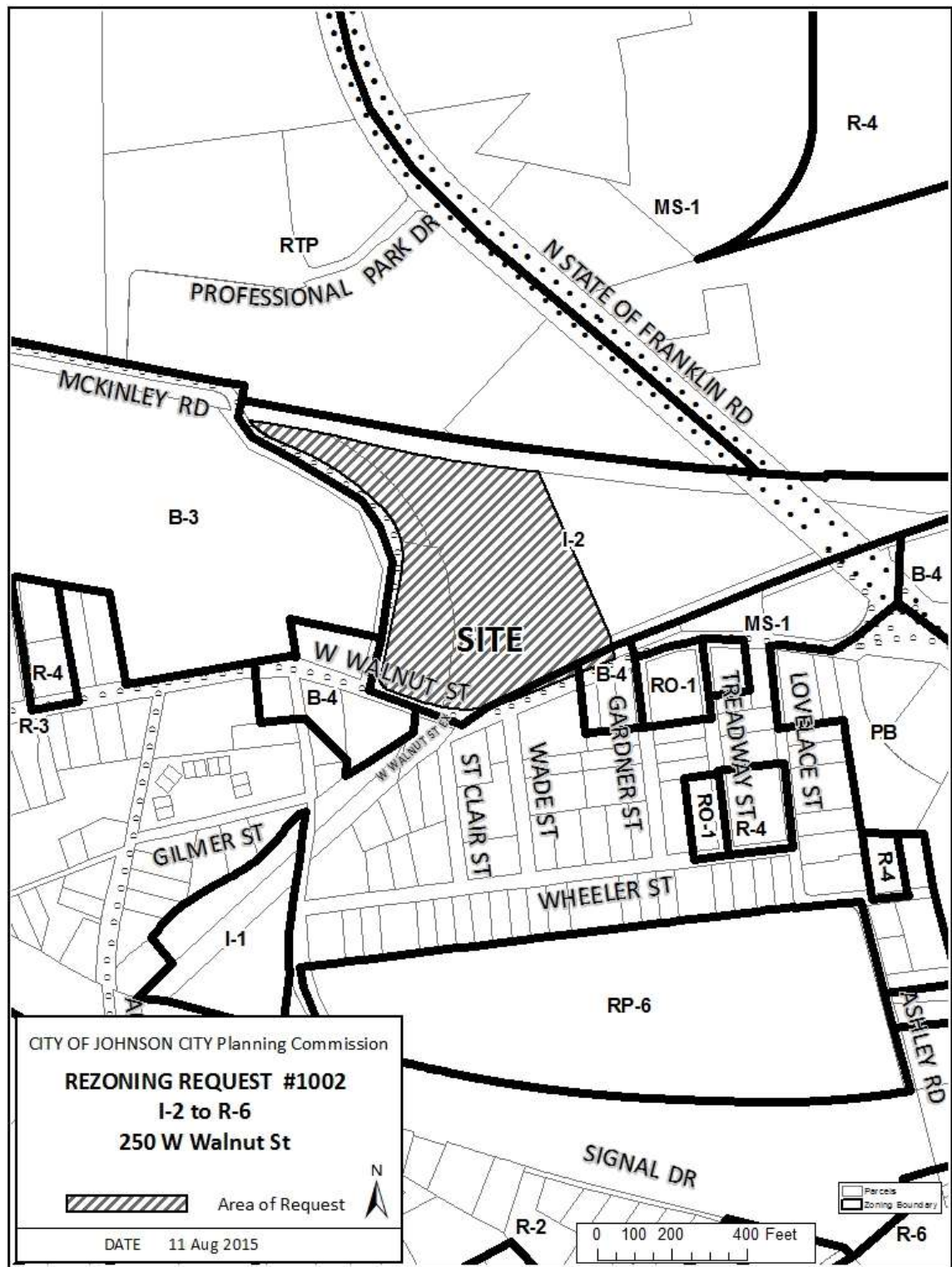
Beginning on a metal bolt found on the northerly right of way of West Walnut Street, corner to C. E. Parker (Deed Book 668 – Page 642 and Roll 382 – Image 1417), said metal bolt being located on the northerly side of a bridge; thence with the northerly right of way of said West Walnut Street the following three calls: (1) North 76°19'53" West a distance of 12.77' to a 1/2" diameter metal rod found, (2) along a curve to the right having a radius of 290.59 feet, through a central angle of 02°31'26", 12.80 feet along said curve, having a chord direction of North 72°22'22" West and a chord length of 12.80 feet to a 1/2" diameter metal rod found, (3) North 71°06'38" West a distance of 138.45' to a Point on the easterly right of way of McKinley Road; thence with the easterly right of way of said McKinley Road the following three calls: (1) along a curve to the right having a radius of 20.00 feet, through a central angle of 85°55'33", 29.99 feet along said curve, having a chord direction of North 28°08'52" West and a chord length of 27.26 feet to a Point, (2) North 14°49'22" East a distance of 277.63' to a Point, (3) along a curve to the left having a radius of 199.75 feet, through a central angle of 28°11'23", 98.28 feet along said curve, having a chord direction of North 00°43'40" East and a chord length of 97.29 feet to a Point, corner to said Parker; thence with said Parker the following nine calls: (1) South 85°07'38" East a distance of 66.43' to a Point, (2) South 85°07'38" East a distance of 30.23' to a Point, (3) South 29°10'27" West a distance of 16.62' to a Point, (4) South 26°18'38" East a distance of 36.41' to a Point, (5) South 10°09'38" East a distance of 146.70' to a Point, (6) South 03°01'22" West a distance of 83.15' to a Point, (7) South 18°55'22" West a distance of 20.79' to a Point, (8) South 00°31'38" East a distance of 62.58' to a Point, (9) South 17°05'32" West a distance of 79.92' to the **Point of Beginning**, containing 1.399 Acres, more or less.

Being the same property conveyed to Gene Louis Honeycutt, Jean O. Honeycutt, Amber Ann Honeycutt, and Jeremy Honeycutt as described and recorded in Roll 776 – Image 1459, in the Register's Office for Washington County, Tennessee.

END OF DESCRIPTION

These descriptions were prepared from a map dated May 27, 2014, by Todd C. Johnson, Tenn. Reg. No. 2155, PO Box 5574, Johnson City, TN 37602.

"Exhibit 'B'"



“Exhibit ‘C’”



At this time Diane Cantler, Johnson City Development Authority (JCDA), presented several design drawings for the Old Giant/U-Haul Sign. Funding sources have not yet been identified. The City Commission directed the JCDA to pursue a design that preserves the historical design of the sign, determine the intended audience, identify funding sources and report back to the Commission in 60 days.

Upon motion by Commissioner Ralph Van Brocklin, seconded by Commissioner Jeff Banyas, the following resolution was offered for adoption. The motion **carried** by five ayes. There were no nay votes.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JOHNSON CITY, That the **deferral** of consideration of the installation of 5 additional Gas Wells at the Iris Glen Landfill, with direction to City Staff to amend the agreement to prevent Energy Systems Group (ESG) from terminating the agreement prior to payback of the investment, be and the same is hereby approved.

At this time, Russ Nelson, Energy Systems Group, presented the Preliminary Energy Study on the Older Campus Facilities at Science Hill High School (SHHS). The School Board wishes to discuss this work with the Commission in more detail.

At this time, City Manager Pete Peterson presented the City Manager's Report.

There being no further business or discussion, Mayor Clayton Stout adjourned the meeting at 8:34 p.m.

CLAYTON STOUT
MAYOR

JANET JENNINGS
CITY RECORDER

ITEMS DEFERRED:

1. Consideration of the installation of 5 additional Gas Wells at the Iris Glen Landfill, upon amendment of the agreement to prevent Energy Systems Group (ESG) from terminating the agreement prior to payback of the investment.

ACTION ITEMS:

1. The City Commission Board directed the JCDA to pursue a design that preserves the historical design of the U-Haul sign, determine the intended audience, identify funding sources and to come back to the Commission in 60 days.
2. Direct City Staff to amend the agreement to prevent Energy Systems Group (ESG) from terminating the agreement prior to payback of the investment.
3. The School Board wishes to discuss the Preliminary Energy Study on the Older Campus Facilities at SHHS with the Commission in more detail.